

MINUTES

MANSFIELD INLAND WETLANDS AGENCY Regular Meeting, Monday, July 2, 2007 Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, R. Hall, K. Holt, P. Plante, B. Ryan, G. Zimmer
Members absent: J. Goodwin, P. Kochenburger
Alternates present: M. Beal, L. Lombard,
Alternates absent: B. Pociask
Staff present: G. Meitzler, (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:00 P.M. and appointed alternates Beal and Lombard to act .

Minutes:

6/4/07 - Hall MOVED, Holt seconded, to approve the Minutes as written. Motion PASSED with all in favor except Plante who disqualified himself.

6/11/07 Field Trip - Holt MOVED, Gardner seconded, to approve the Field Trip Minutes as written. MOTION PASSED with Ryan, Holt, Gardner, Lombard and Favretti in favor and all others disqualified.

6/18/07 Special Meeting- Hall MOVED, Holt seconded, to approve the Minutes as written. MOTION PASSED UNANIMOUSLY.

Communications:

The Draft Minutes of the 6/20/07 Conservation Commission and the 6/26/07 Wetlands Agent's Monthly Business report were noted.

Old Business:

Public Hearing Continuation:

W1371 – Datum Engineering – 108 Candide Lane – house within 150' (Leta & Costello)

Chairman Favretti opened the continued Public Hearing at 7:03 p.m. Members present were R. Favretti, B. Gardner, R. Hall, K. Holt, Plante, B. Ryan, G. Zimmer, and alternates Beal and Lombard, both acting. Meitzler noted that there were no new communications received. Meitzler added that the applicant verbally requested to continue the Public Hearing in order to address some identified issues. Art Kostapapas, representing the applicant, requested from the Commission an extension of the

Public Hearing to August 6th. At this time, Favretti noted that there was no public comment and no comments from the Commission.

Gardner MOVED, Holt seconded, to continue the Public Hearing until August 6, 2007. MOTION PASSED UNANIMOUSLY.

Other Old Business:

W1373 – Lucas – Woodland Road – two lot subdivision

After a brief discussion, Holt MOVED, Gardner seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to William Lukas III (file W1373), for a two-lot residential subdivision, on property owned by the applicant located on the west side of Woodland Road about 200 feet south of Wildwood Road, as shown on a map with a date revised through 6/25/07, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized;
2. Maps shall not be signed until all DEP permit requirements have been addressed;
3. Final plans shall include details for rip-rap protection at the pipe outlet on Lot 1-B. A copy of said final plans shall be submitted to the Wetlands Agent after the Planning and Zoning Commission has acted and before any activity on the site begins.
4. Final plans shall state that each house is to be limited to three (3) bedrooms at the maximum.

This approval is valid for a period of five years (until 7/02/2012), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1376 – Corcoran – Mansfield City Road – garage in buffer

Randy Corcoran was present to answer questions. Mention was made to Corcoran that members noted on the 6-11-07 Field Trip that manure was being dumped on the bank adjacent to wetlands. Members indicated that when equipment was there to construct the garage, the pile might also be removed, and in the future, it needs to be placed outside of the wetland buffer. Corcoran agreed to remove it and relocate it in the future.

Holt MOVED, Hall seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Randy and Deborah Corcoran (file no. W1376) for construction of a 24 foot by 30 foot garage building, on property owned by the applicants located on the west side of Mansfield City Road, as shown on plans dated May 2007, and as described in other application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.
2. Silt fencing is to be added around the rear of the garage.
3. There shall be no manure disposal within the regulated area (150 feet from edge of wetlands).

This approval is valid for a period of five years (until July 2, 2012), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

New Business:

W1378 - Storrs Center Alliance, LLC - Storrs Center Project

Holt MOVED, Gardner seconded, to receive the application submitted by Storrs Center Alliance, LLC (IWA File #1378) under Section 5 of the Wetlands Watercourses Regulations of the Town of Mansfield for a mixed-use town center, located east of Storrs Road between Dog Lane and Post Office Road, on property owned by the State of Connecticut, Esther Warzocha and Steven Rogers, as shown on a map dated 6/25/07, and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment, and to set a Public Hearing for September 4, 2007. MOTION PASSED UNANIMOUSLY.

W1379 - Wilson - Browns Rd - 2 lots partially in regulated area.

Holt MOVED, Hall seconded, to receive the application submitted Daniel Wilson (IWA File #1379) under Section 5 of the Wetlands Watercourses Regulations of the Town of Mansfield for two (2) single-family building lots, located on Browns Road, on property owned by the Estate of George Mikulski, as shown on a map dated 6/25/07, and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

W1380 - Pond Place LLC - Northwood/Hunting Lodge Roads - housing project

Holt MOVED, Hall seconded, to receive the application submitted by Ponde Place, L.L.C. (IWA File #1380) under Section 5 of the Wetlands Watercourses Regulations of the Town of Mansfield for construction of a planned apartment and townhouse community, located on Hunting Lodge and Northwood Roads, on property owned by Keystone Companies, L.L.C., as shown on a map dated 6/22/07, and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment, and to set a Public Hearing for September 17, 2007. MOTION PASSED UNANIMOUSLY.

W1381- Stephens-South Eagleville Rd-proposed house site on a lot of record

Holt MOVED, Gardner seconded, to receive the application submitted Jack Stephens (IWA File #1381) under Section 5 of the Wetlands Watercourses Regulations of the Town of Mansfield for a proposed house site on a lot of record, located on South Eagleville Road, on property owned by the applicant, as shown on a map dated 6/19/07, and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

None

Other Communications and Bills:

Noted

Adjournment:

Favretti set a Field Trip date of 7/19/07 at 1:00 p.m., and adjourned the meeting at 7:34 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary